



Loudoun County, Virginia

www.loudoun.gov



Department of Family Services

102 Heritage Way, N.E., Suite 103, Leesburg, VA 20176-4544

(703) 777-0353 • Fax: (703) 737-8411

To Report Child Abuse and Neglect (703) 771-KIDS

Dear Affordable Dwelling Unit Applicant,

The purpose of this letter is to remind you of a few restrictions that will exist on the home you will be purchasing under the Affordable Dwelling Unit (ADU) program. The ADU staff wants to emphasize four specific areas below that you must know as an owner of an ADU unit.

- 1) You must continue to live in the house as long as you own the home. **The home cannot be rented under any circumstances.**
- 2) If the home has been occupied for less than fifteen (15) years, the home may only be sold to another eligible family listed on the ADU waiting list. To offer the home for sale, you must call the office at 703-777-0506. The Housing Specialist will calculate the current ADU sales price and provide instructions for listing the home on the ADU Resale Website.
- 3) The sales price of ADU homes listed on the ADU Resale Website are determined when the ADU office is notified in writing the homeowners intentions to sell the property. The final sales price will be determined by adding the original sales price, plus the depreciated value of major improvements as indicated on the schedule provided at application, and adjusted by the change in the Consumer Price Index (Urban CPI-U). The Housing Specialist will be able to provide the sales price calculations. **The home cannot be sold at the current market value until fifteen (15) years after the home was first occupied.**
- 4) **Lastly, the home cannot be refinanced using the current market value as the basis for the new loan during the first 15 years.** Refinancing within the first 15 years requires the refinanced maximum loan to be based on the ADU value as calculated by the Housing Specialist and outlined above. If you want to refinance your home, contact this office for additional information and advise your lender that the property is an Affordable Dwelling Unit with restrictions in the Declaration of Affordable Dwelling Unit Covenants that apply to the property.

This department actively investigates reports of individuals who may have violated one or more of the rules listed above. Any results indicating a violation can lead to legal action against the homeowners and ultimate forced sale of the property. If you have any questions in reference to the ADU program policies, please contact our office at 703/737-8043.

Best regards,

Kelly N. Marrocco
Housing Development Program Manager